

**TRANSFER  
TAX  
PAID**

68-102

**WARRANTY DEED**

*KNOW ALL MEN BY THESE PRESENTS* that **G. Reginald Stevens, Jr.** of Fort Lauderdale, Broward County, Florida (Mailing address: 6309 Bay Club Drive #2, Fort Lauderdale, FL 33308) for consideration paid, grants to **YRAM LLC**, a Maine Limited Liability Company with an office at 197 Washington Jct. Road, Hancock, Hancock County, Maine, *with warranty covenants* a certain lot or parcel of land, with any buildings thereon, located in ~~Waterville~~ Kennebec County, Maine, bounded and described as follows:

A certain lot or parcel of land located in Waterville, County of Kennebec, and State of Maine, on which is located a house known as 206 College Avenue and a garage and place of business known as 208 College Avenue as described in a deed from Joseph W. Pelletier to his wife Ruth B. Pelletier by Warranty Deed dated January 10, 1949, recorded in Kennebec Registry of Deeds in Book 880, Page 504.

Said lot is bounded southeasterly two hundred thirty-one (231) feet by College Avenue; southwesterly one hundred fifteen and one-half (115 1/2) feet by Reservoir Street; northwesterly two hundred thirty-one (231) feet by lots numbered 173 and 178; and northeasterly by one hundred fifteen and one-half (115 1/2) feet by Mt. Pleasant Street. Being lots numbered 170, 171, and 172 as shown on plan of Libby Heights recorded in Kennebec Registry of Deeds dated November 4, 1919 in Plan Book 7, Page 22 and 23.

Excepting and reserving from this parcel of land a lot with a two tenement house thereon conveyed by Ruth B. Pelletier to Frank and Ruby Irish by deed dated June 11, 1952, and recorded in the Kennebec Registry in Book 924, Page 522 wherein the description reads as follows: Beginning at an iron pin in the northerly line of Reservoir Street which pin is sixty-five and five-tenths (65.5) feet westerly of the west line of College Avenue; thence westerly along the northerly line of said Reservoir Street fifty (50) feet to an

② T & B Irish

Received Kennebec SS.  
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# Pages 2 Attest:  
BEVERLY BUSTIN-WATHEWAY  
REGISTER OF DEEDS

iron pin at the southeasterly corner of lot 173 according to a plan of Libby Heights; thence northerly along the easterly line of lot 173 eighty-one (81) feet to an iron pin; thence southeasterly forty-three (43) feet to an iron pin; thence southerly sixty (60) feet to the point of beginning and being the southwesterly corner of lot 170.

Being the same premises conveyed by Warranty Deed dated July 10, 1997 by Paula Potter to G. Reginald Stevens, Jr. and Esther R. Stevens as joint tenants and recorded in the Kennebec County Registry of Deeds in Book 5398, Page 128. Esther R. Stevens died December 15, 1997, leaving G. Reginald Stevens, Jr. as surviving joint tenant.

WITNESS my hand this 28<sup>th</sup> day of January, 2009.

P. Silen  
Witness

G. Reginald Stevens, Jr.  
G. Reginald Stevens, Jr.

THE STATE OF Florida  
County of Broward, ss.

Personally appeared the above named G. Reginald Stevens, Jr. and acknowledged the foregoing instrument to be his free act and deed this 28<sup>th</sup> day of

January, 2009.

Before me,



Barbara Mahaffey  
Notary Public

Barbara Mahaffey  
Notary Public - Typed/Printed Name

My Commission Expires: Aug. 3, 2009